

Milton Planning & Zoning Commission Meeting
Milton Library
Tuesday, May 18, 2010
7:00 p.m.

1. Virginia Weeks called the meeting called to order at 7:00 p.m.
2. Roll call of Members:

Don Mazzeo
Dick Grieg
Gene Steele
Virginia Weeks
Al Perkins
Lynn Ekelund
Joanne Mattioni

3. Swearing in of New Members:

Virginia Weeks: We'll now have the swearing in of the new members, Robin.

I, Don Mazzeo, do solemnly swear to uphold the ordinances and codes of the Town of Milton, as I execute my duties as a member of the Planning and Zoning Commission. I further acknowledge the public trust I have accepted and will seek to work in the public interest without the consideration of any personal gain, so help me God.

I, Lynn Ekelund, do solemnly swear to uphold the ordinances and codes of the Town of Milton, as I execute my duties as a member of the Planning and Zoning Commission. I further acknowledge the public trust I have accepted and will seek to work in the public interest without the consideration of any personal gain, so help me God.

I, Joanne Mattioni, do solemnly swear to uphold the ordinances and codes of the Town of Milton, as I execute my duties as a member of the Planning and Zoning Commission. I further acknowledge the public trust I have accepted and will seek to work in the public interest without the consideration of any personal gain, so help me God.

Virginia Weeks: Thank you and I would just like to say welcome to all the new members. I'm sure Gene and Dick and Al also share that. So welcome aboard.

4. Nomination and election of Chairpersons and Secretaries

Virginia Weeks: Are there any nominations? Are there any nominations for the Chairperson?

Al Perkins: I would like to nominate Virginia Weeks as Chairperson of the Planning and Zoning Committee.

Virginia Weeks: I thank you, Al, but at this time I'm not ready to take that on. My husband is home and we're going to do a lot of traveling. So you will need to get somebody else. Thank you. Is there anybody else?

Gene Steele: Al, do you want it?

Al Perkins: No thank you.

Joanne Mattioni: Dick?

Dick Steele: Nor do I; I stopped volunteering for stuff a long time ago.

Virginia Weeks: How did you get on this board?

Dick Steele: I've been on these boards before, I always liked them.

Virginia Weeks: All right, do we have a chairperson, please? Does anybody volunteer? Okay, let's let that one rest. Do we have a Secretary? Any nominations for Secretary, or does anybody care to volunteer?

Robin Davis: The Secretary's job does a synopsis of the minutes; they do not take all the minutes; that's done by the Recording Secretary.

Virginia Weeks: They just take brief notes and write a report for the Council.

Lynn Ekelund: I'll do it.

Virginia Weeks: And generally the report is sent to everybody on the Committee beforehand, to make sure that they're in agreement with what you're sending to the Council.

Lynn Ekelund: Just emailed out?

Virginia Weeks: Just emailed.

Lynn Ekelund: Okay, I'll have to get everybody's email address, then.

Virginia Weeks: Great.

Lynn Ekelund: Thanks.

Virginia Weeks: All right, we're going to leave, if people don't mind, we're going to leave the nomination of the Chairperson until the end of the meeting so this gentleman doesn't have to sit here. Is that all right with everybody?

Lynn Ekelund: Unless he wants to volunteer.

5. Additions, corrections, deletions and approval to the Agenda

Gene Steele: I make a motion to approve the Agenda.

Dick Grieg: second.

Virginia Weeks: Voice vote. All in favor say "Aye". All against? There being none, it's unanimously approved.

6. Approval of Minutes from January 19, 2010

Virginia Weeks: Any changes, additions, corrections or deletions to the Minutes of January 19, 2010 – that would be Richard, Gene, Al and I. Are there any changes to those minutes?

Gene Steele: I don't have any.

Virginia Weeks: Nobody has any changes?

Al Perkins: They looked accurate to me.

Virginia Weeks: Could I have a motion to approve those minutes, please?

Al Perkins: I would like to make a motion to approve the Minutes of January 19, 2010, as written.

Gene Steele: Second.

Virginia Weeks: Voice vote. All in favor say "Aye". There being unanimous approval that is now approved.

7. Business

a. Review of Special Permitted Use

One year review of the Special permitted Use Approved for a home occupation (quick print outsourcing shop) located at 509 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.15-135.00

Virginia Weeks: Robin, have there been any complaints?

Robin Davis: No. There was a memo sent out to the members basically stating that the conditions that were put on; no customers; no signage; no supplies; no address on the materials; seem to be in compliance from what I could see. Now I haven't received any complaints on this application at all.

Virginia Weeks: Terrific. Does anybody have anything that they would like to add?

Al Perkins: No.

Virginia Weeks: Then I suggest we approve...

Dick Steele: I was a little bit concerned when they first opened up because I live down the street; but he is advertised. He's done a very good job. Anytime I go to the grocery store or drug store, or drive by his house; there has never been a problem.

Virginia Weeks: Okay then, shall we have a motion that this is approved to continue with the same conditions on it and no changes?

Don Mazzeo: Can I ask a question? For what length of period is this going to continue as a Special Permitted Use?

Virginia Weeks: Forever, until he closes it.

Don Mazzeo: Thank you.

Gene Steele: Robin, does he still have to come back yearly?

Robin Davis: No.

Gene Steele: We can expand it?

Robin Davis: I would say the only reason that you would even entertain something to make him come back every year would be if there was a problem. The requirement was to make him come back in a year for the check and make sure everything was okay. In the past, what has been done if there were no complaints, it was approved and we would move forward from there.

Virginia Weeks: Approved and that they do not have to return. May I have a motion for that, please; if somebody cares to?

Al Perkins: Can we have just discussion?

Virginia Weeks: Sure.

Al Perkins: I guess I would just like to hear from the individual how the business is going before we vote.

Jim Sumstine: We've adjusted well to the economy. We've made our niche market in real estate and construction, so as far as the economy, we took a beating. But moving into our home has allowed us to really curb expenses and we've had to carve out a few other niche markets; but like other people, I don't want complete strangers knocking on my door. People could care less if I'm in Alaska or if I'm across the street. As long as they get their products, they're good to go. We pick up and deliver almost everything; we've cut expenses so things have been going all right.

Virginia Weeks: Congratulations.

Joanne Mattioni: I make a motion to approve the Special Permitted Use for the print outsourcing shop located at 509 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.15-135.00.

Gene Steele: Second.

Virginia Weeks: All in favor "aye". Having been approved. Thank you very much for being a good neighbor.

Jim Sumstine: Thank you everyone.

Virginia Weeks: Good evening.

b. Discussion on process/procedure for implementing land use changes in the future land use/potential expansion growth area

Virginia Weeks: I have no idea what this is about.

Robin Davis: Madame Chair, Robin Davis. The Mayor asked that this be put on the agenda. What he was hoping for is just to; we didn't need a major discussion this evening, just to get in your minds during the last Comp Plan Update, as most of you know, there were concerns about the growth area of the Light Industrial District, the LPD District that we have out in our growth area. We want to get a running start on this right away.

Virginia Weeks: To what end?

Robin Davis: To make the changes that we need to make; or how we want to go about it. Let's get some ideas out there on what needs to be done. Do we need to get workshops; do we need to get public hearings; what we look for for the future; to get going on that now; so we're not waiting like we did the last time.

Virginia Weeks: Is this in preparation for the next Comp Plan in five years, or is this for changing things now?

Robin Davis: It could be both; if Planning and Zoning feels like there's a need to work on an amendment now; it needs to be brought out, so we can go out and do that.

Virginia Weeks: Planning and Zoning gave its thoughts a week ago, or two weeks ago and the Council didn't agree with it; so for us to come up and say we're really worried about this Light Industrial or the fact that this zoning ordinance doesn't exist in our ordinance, the Council chose not to do anything; and this isn't sour grapes or anything; but what's left to change?

Robin Davis: I understand. This is something that we don't want to wait until the end, like just happened. We want to get everything on board now; let's get some ideas out there; what we think we would like to see; what we want to do; how we are going to plan ahead to get things moving.

Gene Steele: We did that, prior to the Council's vote; if Council wants our opinion on what we want to change; it's in; we had it before the vote; so they can use those numbers, as far as I'm concerned.

Robin Davis: I understand.

Virginia Weeks: We would like some direction. We need to know what... I'm speaking for all of us, you can all speak up, because we don't have a chairman; so just whenever you want, just please use your name for the sake of Helene who transcribes this stuff. What kind of procedure is he looking for? Can you give us a hint, a starting place?

Robin Davis: I can ask him that, yes; if that's some of your concerns, some of the questions that you have of him, that's fine; if you do have questions of the Mayor; how he wants or if you're asking for guidance, I can take them back to him and we can move forward with that.

Joanne Mattioni: Could the new members also get a copy of the proposals that the Planning and Zoning presented to the Town Council with regard to the change of land use; you said that you did it a week or two weeks ago.

Virginia Weeks: We did it several months ago; but it was a couple of weeks ago that the Council finally did something. There was a public workshop between the Council and the Planning and Zoning from 141 acres of Light Industrial. Also the area that Elizabethtown is on our growth map; has the zoning designation of mixed vs. commercial/residential; which is a zoning designation that doesn't exist in our zoning laws; so I don't know how that ever got there. It was given in 2003, the ability to come in as a Large Parcel Development with intense density. Not dwelling on should this or shouldn't it or this or that; it just seems that designating land for the most intensive use in the future, does not help, I felt anyway and the others can speak for themselves; but something that it should have a more restrictive zoning; a less intense zoning; so that when they do care to annex in; if they do; that at that time, the town is somewhat protected, but can also change it if they see and not have to downgrade it, but upgrade it, so to speak.

Joanne Mattioni: But what I mean is, are there written recommendations that we can get a copy of?

Virginia Weeks: Yes there were written recommendations.

Joanne Mattioni: That we can get a copy of, okay?

Virginia Weeks: I'm sure Robin can make them available.

Robin Davis: I should be able to. I'm trying to figure out; I'm not saying there was a long drawn-out process; there were 4 or 5 months of first recommendations; second recommendations and all that. I can make you copies of the last ones.

Virginia Weeks: If you just make copies of the ones the Council had at the last Council meeting.

Robin Davis: Yes, that's what I'm saying, yes, the last ones, yes. Okay.

Virginia Weeks: There was a list of 50 or 60 things; but that had to do with the written and a lot of that was wordsmithing; more than anything else. Would you be satisfied with that?

Joanne Mattioni: Yes, I would. Thank you.

Virginia Weeks: I think that basically... How do others feel about this?

Don Mazzeo: I think to your point, when you brought the recommendations to Council at the vote at the Council Meeting, I was in attendance that night; it seemed that there was some potential "wiggle room"; I use that term very loosely; and the Mayor seemed to have indicated that things could be brought and should be brought back to this Commission to be centered more upon what the changes were that were presented and expanded upon. Or, in another way of saying it, if we're looking at the so-called mixed use, that doesn't exist; maybe it's time to put that into place; if that's something that the Commission deems logical. If there is no zone for it today and 2 years, 5 years, 10 years down the road; or in fact there is already Elizabethtown is considered that zone?

Virginia Weeks: Well what happened is that when the former Mayor Bushy decided not to run again, Mr. Lockwood, who was the major developer on Elizabethtown; and anybody feel free to chime in if I've got this wrong; sent a letter to Mayor Bushy and withdrew his application to be annexed in. He then went to the County for permission to develop Elizabethtown. And one of the things that helped in the development was that it looked as if Milton had already approved this; because we had mixed commercial/residential and an LPD on it already; even though it was in the growth area; so the County Council and the County Planning and Zoning said this is great; look that's what Milton wants. So that's why you have to be careful on growth areas. What is the message you're sending to other people who could control this; if there is no guarantee that anybody is going to annex into the Town? And the Town cannot annex people in; they must ask. You can not ask.

Don Mazzeo: On the Comprehensive Plan where did it show? By a request and by an authorization by Town Council.

Virginia Weeks: Right, but here they used the growth map as justification for allowing the intense, almost 4,000 housing units that will go in there.

Don Mazzeo: But this still would be the forum to present changes to the zones as they are currently.

Virginia Weeks: Exactly.

Don Mazzeo: This is also the forum that we could put together minimizing what can and cannot be put into place on any particular parcel. Is this correct?

Virginia Weeks: If that's what the Mayor wants. Generally, in other places, that would be the way; I don't know here.

Don Mazzeo: That's what I would think too.

Virginia Weeks: The Planning Board, up to now, has never really been; and I'll be very frank, you know how I feel; we wrestled the Comp Plan away from the Council back in September. We were going to have one meeting and then there was going to be one Public Hearing in January on the day they were supposed to approve it and we wrestled it away trying to get an opportunity for people to have a say. They came out for the Workshop; they didn't come out for the Public Hearing that was heard last month and it was very clear at that time that the people in Wagamon's were not happy with the Industrial; but they didn't show up for when they had to speak before the Council. I really don't know what kind of a partnership we need to develop with the Mayor and maybe we need to sit down with him and have a talk.

Don Mazzeo: It's been my previous experience, in another town in another state that, in fact, that the Mayor would be here, at this meeting.

Virginia Weeks: He would be?

Don Mazzeo: Yes.

Virginia Weeks: Here they have been told that Council Members under previous Town Solicitors that they should not be attending these meetings, at all; even though if you read the definition of the Planning and Zoning Commission the Mayor, I believe, or the Secretary of the Council is a de facto member.

Don Mazzeo: And/or a Council Person.

Virginia Weeks: They were told not to attend.

Don Mazzeo: Perhaps we need to get Mr. Mayor involved here.

Gene Steele: I totally agree. I think if he wants to give us some guidance, it would be more than appreciated.

Al Perkins: Yeah.

Robin Davis: I will bring that to him and see; maybe at a Council Meeting he can discuss it further on how he and the Council would like Planning and Zoning to move forward.

Virginia Weeks: I agree that the next Comp Plan, if not beforehand, there's got to be a lot more town involvement.

Robin Davis: Yes, that's correct. That's why he's trying to bring it out now; let's get going. I know we've just approved the last one, but let's get things in place to start working on this new one.

Virginia Weeks: Also we have to talk about having a proper planning person to help us through it.

Robin Davis: Yes, that's correct. That would be...

Virginia Weeks: It's I think required; if we're going to start looking at zoning definitions and changing zoning, as good willed as the people of

this town are; I'm not sure that we are quite up to snuff legally on what needs to be done.

Robin Davis: No, correct.

Don Mazzeo: Just as a side comment; a couple of weeks ago in the *Cape Gazette*, there was an article about Rehoboth Board approving their Comprehensive Plan. I highlighted a couple of sentences that I would just like to quote against them. "The preamble states the Plan is intended to provide a vision of the City. Its recommendations are to be considered, but are not mandated." In another one, a little further down, it says "Let's not make it put it on the shelf document. Let's make it a living document." Its one of the reasons why I wanted to get involved here; so that we don't have this Comprehensive Plan sitting on the shelf, waiting 5 years or 10 years down the road; making sure that whatever we can do beforehand; should be done well in advance. And to your point, Ginny, was bring the public in here; let them be knowledgeable well in advance about what we are doing; what we are thinking about doing.

Virginia Weeks: Absolutely. You will find that if there is anything I believe in, it is full disclosure.

Dick Grieg: When we got to the point when they presented the material to us, it was way late in the game.

Virginia Weeks: It was very late. It was September.

Dick Grieg: I was very upset about that. My second question is are the staff members, working with the Mayor, are they expected to do the paperwork of the Comprehensive Plan? You're asking us to do a whole lot of work; that we should have just been reviewing what they did; that was my impression at the time. I was in the hospital in January.

Virginia Weeks: No, we did no paperwork; they did all the typing, they brought that back to us; they took our recommendations; they incorporated them; they brought it back to us. Robin did a yeoman's job in a short time. They did that.

Dick Grieg: I'm glad.

Virginia Weeks: Do you have anything you guys want to say?

Lynn Ekelund: I'm in total agreement with the comments that have been made. I do think, Don, I think the Mayor should be here and letting us know what it is that he asking us to do; give us a little bit of direction. I know I called Robin on this point, because I had no idea what it meant.

Virginia Weeks: I didn't even know about this, unfortunately somehow an agenda didn't make my packet.

Lynn Ekelund: I think we need some guidance.

Virginia Weeks: I would like to see a Workshop, maybe; a more informal than a regular meeting; just a more informal give and take type thing on what's being looked for; that's my opinion.

Joanne Mattioni: I totally agree that we need more input, more info and we need to know what it is that we are expected to do.

Lynn Ekelund: And something else, just when you were talking about the consultant and I agree 100% that you need a consultant; but I think we

need to have the Mayor and Council start right now in budgeting for that consultant because the consultant is not going to work for free and we don't want to get caught up in how I heard we were caught up last time. I certainly wasn't...

Virginia Weeks: I mentioned that at the Council Meeting; I suggested to the Mayor at the Public Hearing; I specifically said that they need in this budget to start putting money away for the Comp Plan, in case it costs many tens of thousands of dollars to do in five years, we should be having that; so that message has been sent; but certainly can be sent again.

Anybody else, Al?

Al Perkins: No, ditto, I agree with you every time as you know and the Mayor would be beneficial.

Dick Grieg: It is very, very frustrating in groups like this to provide a report that they think is worthwhile and then it is thrown out of the water. That should never happen.

Virginia Weeks: I found it very frustrating because we had no study time. We had absolutely no study time to look at things.

Dick Grieg: Right.

Virginia Weeks: And that was wrong. There was a group that was formed in 2006; and a member of each of the communities in town was part of that. But our mandate at that was very slight; it was just to increase the growth area; not to review what was in it; not to review the zoning in it; just did we want to add any land to it; and then it closed down. I don't know what happened, but I think before we go any further, I would like to see a work session with the Mayor and whatever other Council People; we need to sit and just have a roundtable discussion about what's what and how to find out what this Town really wants to be and what the people, the inhabitants in it would like to see it become. Anybody else? Does somebody else want to ask Robin to please take that back to the Mayor?

Robin Davis: This is a discussion that you don't need to vote on. That's fine. I'll make sure that the Mayor knows about this discussion.

Gene Steele: Just give him a copy of the Minutes.

Virginia Weeks: Okay, now back to the unhappy Chairperson situation. Do we have a volunteer?

Al Perkins: I think of the group that we have now, I think Gene, Dick, Ginny and I have the most tenure, right now. I said that I respectfully decline. Part of my reason for respectfully declining is that my schedule for the next six months is a little questionable. I'm fearful that I might miss a meeting or two because I'm going to be doing a lot of consulting work over in the Washington, DC area and although my priority is to make these meetings; since its only once a month; if I do have to miss a meeting, I hate to be the Chairperson missing a meeting. So I don't want to take on that responsibility knowing that my schedule is a little questionable.

Virginia Weeks: I already know that I'm probably not going to be here for next meeting on the 19th; we're probably going to be in New England on that day. Actually, maybe it would help, for example, Don you would tell us what your background in land use is. We really don't know anything about any of you guys.

Dick Grieg: I don't know anything about you guys, either. I've come to meetings, but...

Don Mazzeo: This is Don Mazzeo. In South Plainfield, NJ for about 10 or 11 years, I sat on the Planning Board, as they call it in NJ, not Planning Commission; and during that period of time, as a member I was responsible, as we all were for maintaining and following, not only the zoning but also all of the construction applications that came to that Board. We were involved with everything from single-family dwellings for some variances that might have been required, all the way up and including a 600 unit development that was in town. During that time, I was also the Vice Chair for about 3 years.

Virginia Weeks: Thank you.

Dick Grieg: I have been on Planning Boards before, in fact at one time I was Chairman; but I learned something; I didn't want to do it again. The Planning Board is the most important Committee that any town has; especially in an area like this where there is a lot of growth left to go. Obviously, I will continue to serve as a member; and I wouldn't mind you staying on, because you really have mastered a lot of things; you've done a ___ job.

Virginia Weeks: Gene? Thank you, Dick.

Gene Steele: I was appointed; I'm not really in land management or use, as you put it or Planning and Zoning, but I was the President of the Homeowner's Association at the Plantations for 5 years and that's where I got my experience; with variances and dealing with multi-dwelling units and of course, my law enforcement background, I guess helps a little bit.

Virginia Weeks: I originally come from Portsmouth, NH; I was on the Zoning Board of Adjustment for about 7 years, on and off; my husband is in the Foreign Service; is on, left town, went to Nigeria and came back. We did lots up there; it's a much different situation; we're a town of 25,000; we have five planners on staff. One of the things that I find here most unsettling is that there is not a professional planner on staff. We had five. The zoning ordinance was under constant review by the planning department and the Planning Commission. The Town was urged and mandated to participate and there were forms set up and there were vision forms; there were all kinds of things that people could talk and you could get ideas about what the citizens wanted to see in their town. One of the things that I was also instrumental in at the time, was there were lots of little problems where neighborhoods were having trouble getting things done; so neighborhood committees started forming and we formed a city-wide neighborhood committee that met four times a year to work with the

Town Hall and discuss what people needed from their government; and that's basically been my experience.

Al Perkins: My experience has primarily been from the Economic Development point of view. I've worked with major corporations; I was one of eight managers that managed a large computer manufacturing plant in Springfield, MA, in the City of Springfield; we're going through a revitalization and an historical heritage thing; and they're downtown. And because we were a major employer in town, we were one of the managers; the senior managers of the game; we were very instrumental in helping the town planning committee to revitalize the downtown of Springfield, MA; so I got involved, kind of as a partner, with the Planning Commission of Springfield, MA for over two years doing Economic Development and planning to revitalize the downtown and do some historical restoration of a lot of the buildings down there. I did the same thing with the Tennessee Valley Authority as an Executive with the TVA. They have a very large Economic Development group that helps a lot of the communities in Tennessee, Alabama, and Georgia do revitalization of a lot of the towns; so we would work with the Planning Committees there; so I'm accustomed to working more as a consultant, a business consultant, an employer in the community that is trying to help the Planning Commission to accomplish its goals.

Virginia Weeks: Thank you, Al. Lynn?

Lynn Ekelund: I'm a retired paralegal. As a paralegal here in Sussex County for 5 years before I retired, I worked for an attorney who was the Town Solicitor for Bridgeville, Ocean View and Pinehurst; and as such, I worked him and Planning and Zoning Commissions or Boards, whatever they were called, respectively. He also had quite a large land use practice, so on the black hat side we worked against Planning and Zoning Commissions in a lot of towns here in Sussex County, so I have that experience to bring to the table.

Virginia Weeks: Thank you, Lynn. Joanne?

Joanne Mattioni: My experience, I have 30+ years of legal experience. I am also a paralegal and I worked as an office administrator. I am also a realtor; specializing in new construction, which is not really land use, but I do have some knowledge about developments and land use and the procedures. I also am a business person here in town, so I have gone through the procedure of complying with the zoning ordinances and getting a conditional use. I've had two other businesses before this. I also had a Bait and Tackle shop on Fisherman's Wharf on the pier in Cape Henlopen State Park. My past 11 years was with the Philadelphia Housing Administration where I specialized in contracts. So I have read a lot of legal documents and I guess what I need to do now is learn all the ins and outs of land use and the procedures.

Virginia Weeks: Thank you. All right, so the only thing left is the Chairman. Do we have a volunteer? All right, there being no volunteers, we'll have to do it at the next meeting.

Don Mazzeo: I will reluctantly, but I will volunteer to be the Chair, with the exception of the few times that I may be away; I don't have a problem making any of those meetings, of course; but I have no tenure on this Board or Commission and my history and experience with Milton is extremely limited. So I would feel very uncomfortable sitting up there naked, if you will.

Virginia Weeks: Let me say this to you. Chairman is basically an administrative thing. You don't meet with Robin; you don't plan the agenda; you have no power; you do nothing, basically. You just administer; you give people the time to go up.

Don Mazzeo: I understand that.

Virginia Weeks: That should change, that should change desperately; but that would be your choice; but there are no meetings you attend; you don't meet with the consultants; you don't review the agenda; you don't do any of that.

Don Mazzeo: I will continue to put my name there, unless someone says otherwise.

Virginia Weeks: Nope, we thank you.

Al Perkins: Good, thank you.

Joanne Mattioni: Okay.

Virginia Weeks: Can we have a motion please to appoint Don Mazzeo as Chairman?

Joanne Mattioni: I make a motion appoint Don Mazzeo as Chairperson of Planning and Zoning Commission.

Gene Steele: Second.

Virginia Weeks: Roll call vote, please:

Dick Grieg	Yes
Gene Steele	Yes
Virginia Weeks	Yes
Al Perkins	Yes
Lynn Ekelund	Yes
Joanne Mattioni	Yes
Don Mazzeo	Abstain

8. Adjournment

Virginia Weeks: Could we please have a motion to adjourn?

Joanne Mattioni: I make a motion to adjourn.

Gene Steele: Second.

Virginia Weeks: All in favor say "Aye". Good night. Meeting adjourned at 7:41 p.m.